

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

PARCEL 13:

THE SOUTH 11 FEET OF LOTS 1 AND 2 AND LOTS 35 THROUGH 38, INCLUSIVE IN BLOCK 5 OF LESTER ADDITION, ACCORDING TO PLAT RECORDED IN VOLUME 19 OF PLATS AT PAGE(S) 39, IN KING COUNTY, WASHINGTON;

EXCEPT THE SOUTH 53 FEET THEREOF;

ALSO EXCEPT THE EAST 15 FEET OF SAID LOT 35;

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF SEATTLE FOR STREET PURPOSES BY DEED RECORDED UNDER RECORDING NO. 20110526000999.

NOTE: DOCUMENT RECORDED UNDER RECORDING NUMBER 20110526000999 IS AN EASEMENT AND NOT DEEDS, THEREFORE THE OWNERSHIP OF THE AREA DESCRIBED IN SAID DOCUMENT WAS NOT CONVEYED.

SURVEYOR'S NOTES

- THE SURVEY SHOWN HEREON WAS PERFORMED IN JUNE OF 2021. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST.
- ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
- SUBJECT PROPERTY TAX PARCEL NO. 4281400385
- APPROXIMATE SUBJECT PROPERTY AREA IS: 3,893.5 SQ FT +/- (0.09 ACRES)
- FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 5-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.
- THE PROPERTY DESCRIBED HEREON IS THE SAME AS THE PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. NCS-1050336-WA1, WITH AN EFFECTIVE DATE OF MARCH 29, 2021 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
- A ZONING REPORT HAS NOT BEEN PROVIDED BY THE CLIENT PER THE 2021 ALTA STANDARDS
- THE TOTAL NUMBER OF STRIPED PARKING SPACES ON THE PROPERTY IS 0, INCLUDING 0 DESIGNATED DISABLED SPACES.
- THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
- THERE WAS NO INFORMATION PROVIDED TO US BY THE CONTROLLING JURISDICTION OF PROPOSED CHANGES TO STREET RIGHT OF WAY LINES, NOR ANY OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT THE TIME OF OUR SURVEY.

BASIS OF BEARINGS

NAD 83/91 WASHINGTON NORTH COORDINATE SYSTEM PER REFERENCE R2 THE COMPUTED LINE BETWEEN POINTS #88 AND #89 PER R2 BEARS N 9°56'33" W

VERTICAL DATUM

NAVD 88 PER GPS OBSERVATIONS

REFERENCES

- RECORD OF SURVEY, VOL. 26, PG. 207, RECORDS OF KING COUNTY, WASHINGTON.
- UNRECORDED SURVEY FOR STREET MONUMENTATION MARTIN LUTHER KING JR WAY SEC 27, TWP 24 N., RNG 4 E. W.M. BY GARY GERVELIS, PLS NO. 33128 CITY OF SEATTLE PUBLIC UTILITIES ENGINEERING SUPPORT BRANCH DATED 4/21/09.
- RECORD OF SURVEY, VOL. 87, PG. 239, RECORDS OF KING COUNTY, WASHINGTON.

NOTE: ALL COORDINATES SHOWN HEREON ARE PER REFERENCE R2

SURVEYOR'S CERTIFICATE

TO: SEATTLE OFFICE OF HOUSING AND FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 4, 8, 9, 16 AND 17, OF TABLE A, THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 01, 2021.

SEAN A. ROULETTE-MILLER CERTIFICATE NO. 51800 DATE 6/24/21

SCHEDULE B ITEMS

THE FOLLOWING MATTERS AFFECT PARCEL 13:

34. RIGHT OF KING COUNTY TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES, ACQUIRED BY CONDEMNATION DECREE ENTERED IN KING COUNTY SUPERIOR COURT CAUSE NO. 98096.
(DOCUMENT NOT PROVIDED)

35. RIGHT OF KING COUNTY TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES, ACQUIRED BY CONDEMNATION DECREE ENTERED IN KING COUNTY SUPERIOR COURT CAUSE NO. 122079.
(DOCUMENT NOT PROVIDED)

36. RIGHT OF KING COUNTY TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES, ACQUIRED BY CONDEMNATION DECREE ENTERED IN KING COUNTY SUPERIOR COURT CAUSE NO. 216919.
(DOCUMENT NOT PROVIDED)

37. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:

RECORDING INFORMATION: APRIL 9, 1952 AS 4225791

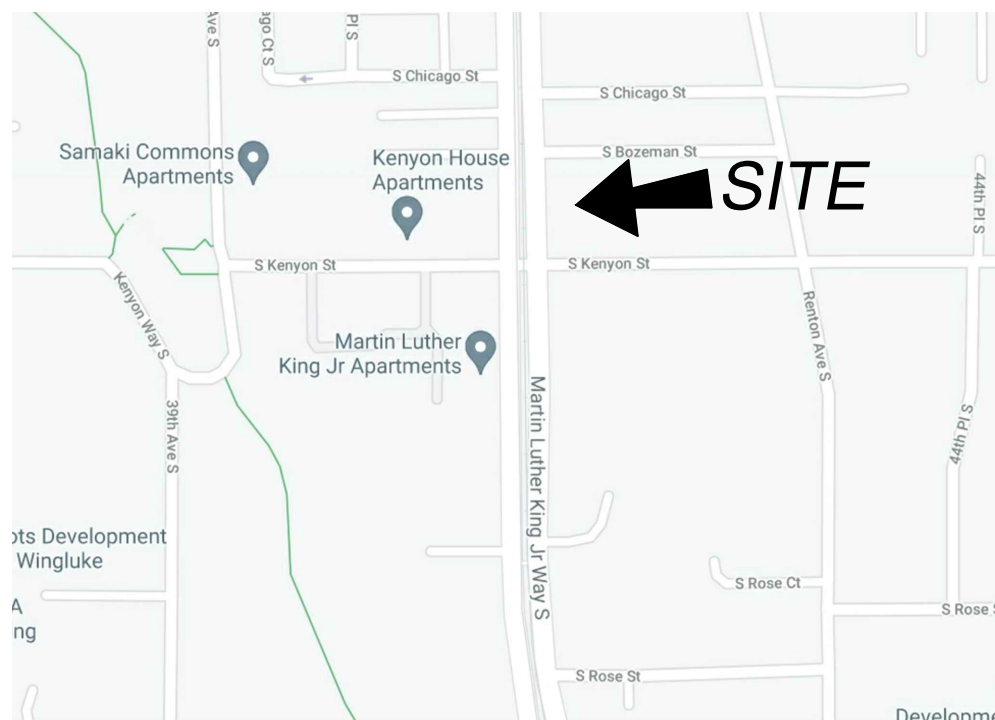
AFFECTS: PORTION OF LOT 35
(PLOTTED)

LEGEND

	BUILDING
	CENTERLINE ROW
	CONCRETE SURFACE
	FENCE LINE (CHAIN LINK)
	FENCE LINE (WOOD)
	FIRE HYDRANT
	GAS LINE
	INLET (TYPE 1)
	NAIL AS NOTED
	MONUMENT (SURFACE, FOUND)
	POWER (UNDERGROUND)
	POWER VAULT
	REBAR AS NOTED (FOUND)
	REBAR & CAP (SET)
	SEWER LINE
	SEWER MANHOLE
	STORM DRAIN LINE
	TELEPHONE VAULT
	TELEPHONE (UNDERGROUND)
	WATER GATE VALVE
	WATER LINE
	AUDITOR'S FILE
	BUILDING
	CALCULATED
	CATCH BASIN
	CITY OF SEATTLE
	CONCRETE
	CORNER
	DECIDUOUS
	ELEVATION
	EVERGREEN
	GAS
	LAND SURVEYOR NUMBER
	MEASURED
	MONUMENT
	PROPERTY
	RECORD DATA
	RECORD OF SURVEY
	SERVICE DRAIN
	SANITARY SEWER MANHOLE
	SANITARY SIDE SEWER
	SQUARE FEET
	REC. NO. 20110526000999
	REC. NO. 4225791

VICINITY MAP

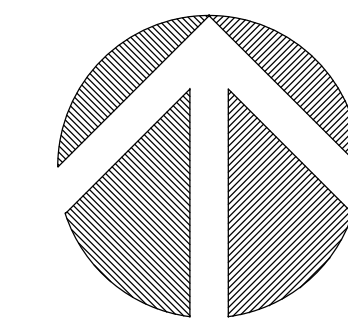
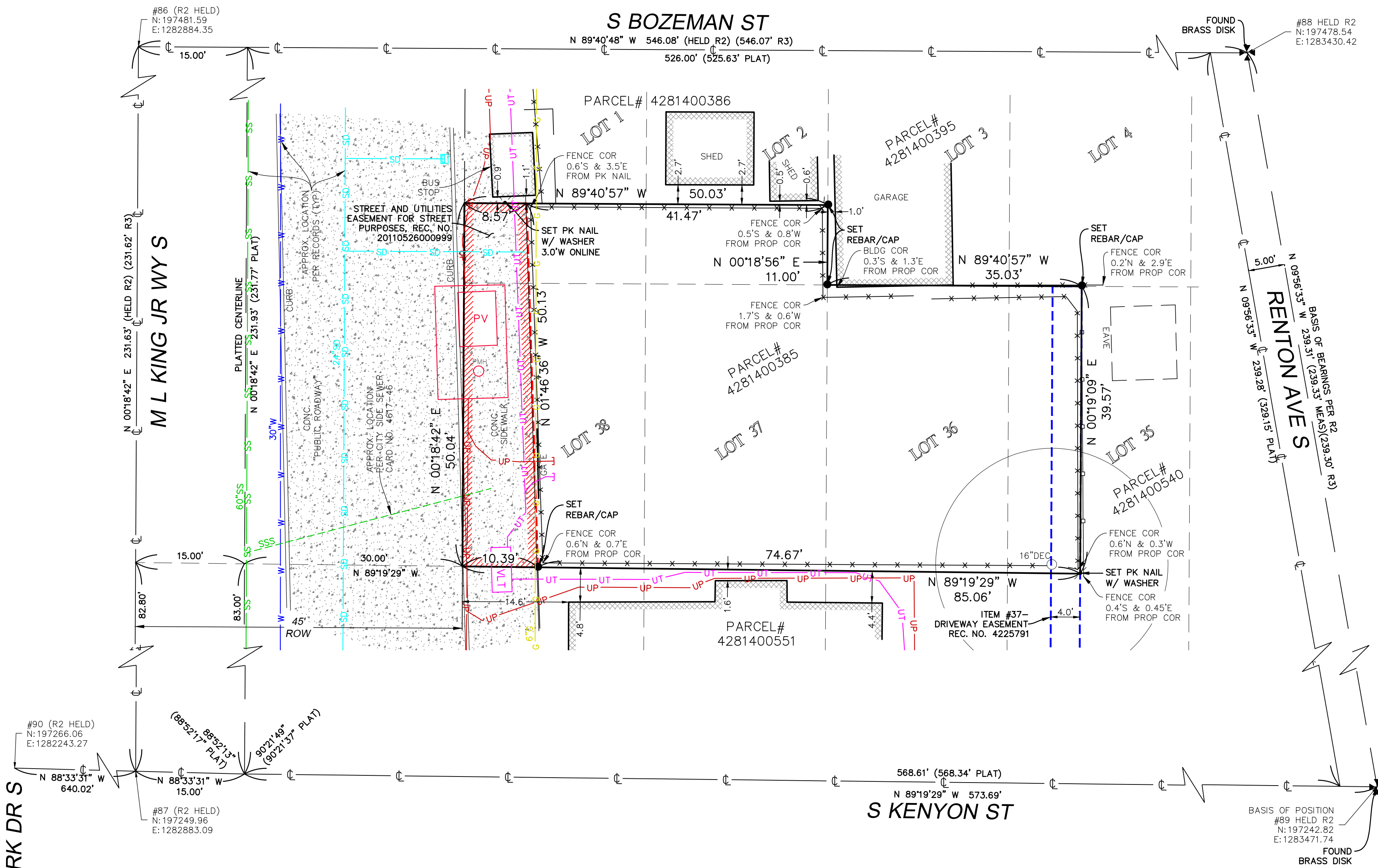
N.T.S.



SIGNIFICANT OBSERVATIONS

- DAMAGED FENCE AT TIME OF SURVEY AT SW PROPERTY CORNER.
- CORNER OF GARAGE ON PARCEL #428140-0395 IS 0.3' S OF THE N PROP. LINE.

HOLLY PARK DR S



(IN FEET)
1 INCH = 10 FT.

INDEXING INFORMATION			
SW	1/4	SE	1/4
WN	1/4	NE	1/4
SW	1/4	SE	1/4
WN	1/4	NE	1/4
SECTION:	27		
TOWNSHIP:	24N		
RANGE:	04E, W.M.		
COUNTY:	KING		

ALTANSPS LAND TITLE SURVEY

TAX PARCEL NO. 4281400385

Seattle Office of Housing - Site 8

7860 MLK Jr. Way S
SEATTLE, WA 98118



Terrane
10801 Main Street, Suite 102, Bellevue, WA 98004
phone 425.458.4498 support@terrane.net
www.terrane.net

JOB NUMBER: 210405
DATE: 06/17/21
DRAFTED BY: JJK
CHECKED BY: SRM
SCALE: 1" = 10'

REVISION HISTORY

SHEET NUMBER
1 OF 1